

Introduction

The purpose of the Commercial Facade Rebate Program is to upgrade the visible exterior of commercial buildings that are located in Lakeside and Spring Valley and predominately serving low and moderate income persons.

The County of San Diego, Department of Housing and Community Development will administer this Program. Community Development Block Grant funds will be used to finance the program.

Eligibility

Owners and tenants of commercial property located in Lakeside and Spring Valley are eligible to apply for assistance. County staff will assist in determining eligibility. To be eligible, businesses being assisted must:

- Be neighborhood-serving types of businesses and serve a residential area, within which at least 42.65 percent of the residents are low and moderate income; or
- Be located in an area which has been designated and concurred by HUD as a slum and blighted area; or
- Be a microenterprise (five or fewer employees, one or more of whom owns the business) and the owner of the microenterprise tenancy must be a low or moderate-income person.

Tenants are required to provide documentation of the property owner's consent for the improvements at the time of initial application.

Eligible Improvements

Eligible improvements (consistent with environmental review, zoning, design standards, and any other applicable federal, state or local regulations) may include (but are not limited to):

- Removal of old signs, awnings, and other exterior facade appurtenances;
- Exterior cleaning and painting;
- Application of new exterior plaster;
- Purchase and installation of new entry doors and windows;
- Purchase and installation of display window and window relief;
- Purchase and installation of new awnings over windows and entries;
- Purchase and installation of new signage attached to new structure (monument signs are excluded);
- Purchase and installation of new exterior front lighting;
- Application of ceramic tile or other materials on walls to accent openings or provide visual relief; and
- Reconstruction of exterior facade wall.

Assistance Options

- Full Rebate - Rebate of total project costs not exceeding \$2,000;
- Partial Rebate – Rebate $\frac{1}{2}$ of total project costs, rebate not exceeding \$5,000; or
- Partial Rebate/Partial Loan – Rebate $\frac{1}{3}$ of total project costs, not exceeding \$5,000; Combined with a loan for $\frac{1}{3}$ of total project costs, loan amount not exceeding \$5,000 at 3% simple interest rate amortized over ten years. Loan must be secured by real property.

Maximum rebate for each business or owner is \$5,000.

When project costs exceed \$2,000, Davis-Bacon labor wage rates apply.



Procedures

1. Call (858) 694-4815 for an application, mail completed application to the County.
2. County staff contacts applicant to discuss applicant eligibility, and program requirements.
3. County staff meets applicant on site to discuss project scope of work and budget.
4. Applicant submits the work write-up detailing the scope of work with a design sketch, cost estimate, and "before" photo for review.
5. Applicant obtains three bids from contractors.
6. Applicant submits copies of bids, identifying the preferred bid. The preferred bid must include proof of contractors insurance.
7. County and Applicant execute a rebate agreement.
8. Work commences (applicant is responsible to coordinate and oversee work)
9. After work is completed applicant submits a request for rebate with proof of payment, and "after" photo.
10. County makes a site visit to certify project completion and processes the rebate to applicant.

(858) 694-4815



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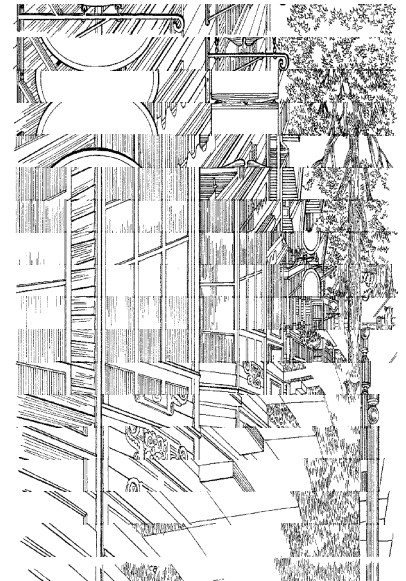
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COUNTY OF SAN DIEGO



Commercial Facade Rebate Program



Department of Housing and
Community Development
(858) 694-4815